TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 103.3 (1A00.38.3) to permit side yard setbacks of 41' instead of the required 50'. of the Zoring Regulations of Baltimore County, to the Zoning Law of Baltimore County; for following reasons: (indicate hardship or practical difficulty) 1- The existing side yard setbacks and the location of the sewage disposal area creates a very limited building envelope on this lot. 2- Unable to decrease the size of the house by 18'. 3- House plans already purchased. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, Legal Owner(s): Contract Purchaser: <u>Patrick Wayne Fisher</u> <u> Adrienne L. Saucier Fisher</u> v for Petitioner or Print Name) Baltimore, Maryland 21237 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Mr. & Mrs. Wayne Fisher 1420 Peper Ave. Atterney's Telephone No.: ORDERED By The Zoning Commissioner of Baltimore County, this ______ 19th _____ day of _______, 19_84_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of August , 1984 , at 10:30 o'clock

PETITION FOR ZONING VARIANCE 85-35-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211 NORMAN E. GERBER DIRECTOR Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

RE: PETITION FOR VARIANCE

3rd District

Petitioners

inary or final Order.

Petitioners.

E/S of Teresa Marie Ct., 533' S of Church Rd.,

PATRICK W. FISHER, et ux,

:::::::

ENTRY OF APPEARANCE

above-captioned matter. Notices should be sent of any hearing dates

or other proceedings in this matter and of the passage of any prelim-

Please enter the appearance of the People's Counsel in the

Phyllis Cole Friedman

Peter Max Zimmerman

Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 19th day of July, 1984, a

copy of the foregoing Entry of Appearance was mailed to Mr. and

Mrs. Patrick W. Fisher, 1420 Peper Ave., Baltimore, MD 21237,

Deputy People's Counsel Rm. 223, Court House

feter Max Temmerman

Peter Max Zammerman

7-12-84

Property Owner: Patrick Wayne Fisher, etuy Location: Els Teresu Marke Court South of Church Road

Re: Zoning Advisory Meeting of 6-19-84

People's Counsel

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

BALTIMORE COUNTY : ADVISORY COMMITTEE PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE July 18, 1984 Mr. & Mrs. Patrick W. Fisher COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. 1420 Peper Avenue Baltimore, Maryland 21237 Nicholas B. Commodar RE: Item No. 341 - Case No. 35-35-A Patrick Wayne Fisher, et ux Variance Petition Dear Mr. & Mrs. Fisher: Engineering The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Department of Traffic Engineering State Roads Commissi Health Department Project Planning Building Department Board of Education Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the Zoning Administration remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly. Very truly yours, Chairman'

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 HARRY J. PISTEL, P. E.

KY-JJ-N.W. PS-136 N.W. 33 TP-W.W.34-I

July 13, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item 341 (1983-1984) Property Owner: Patrick Wayne Fisher, et ux Location: E/S Teresa Marie Ct. 533' S. Church Road Acres: Lot #18 "Ramblewood" Sec.2,40-66 District: 6th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

Baltimore County highway and utilities improvements are not directly involved and are as secured by Public Works Agreement 67601, executed in conjunction with the development of "Ramblewood (formerly Willingham Property), of which this property is a part.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

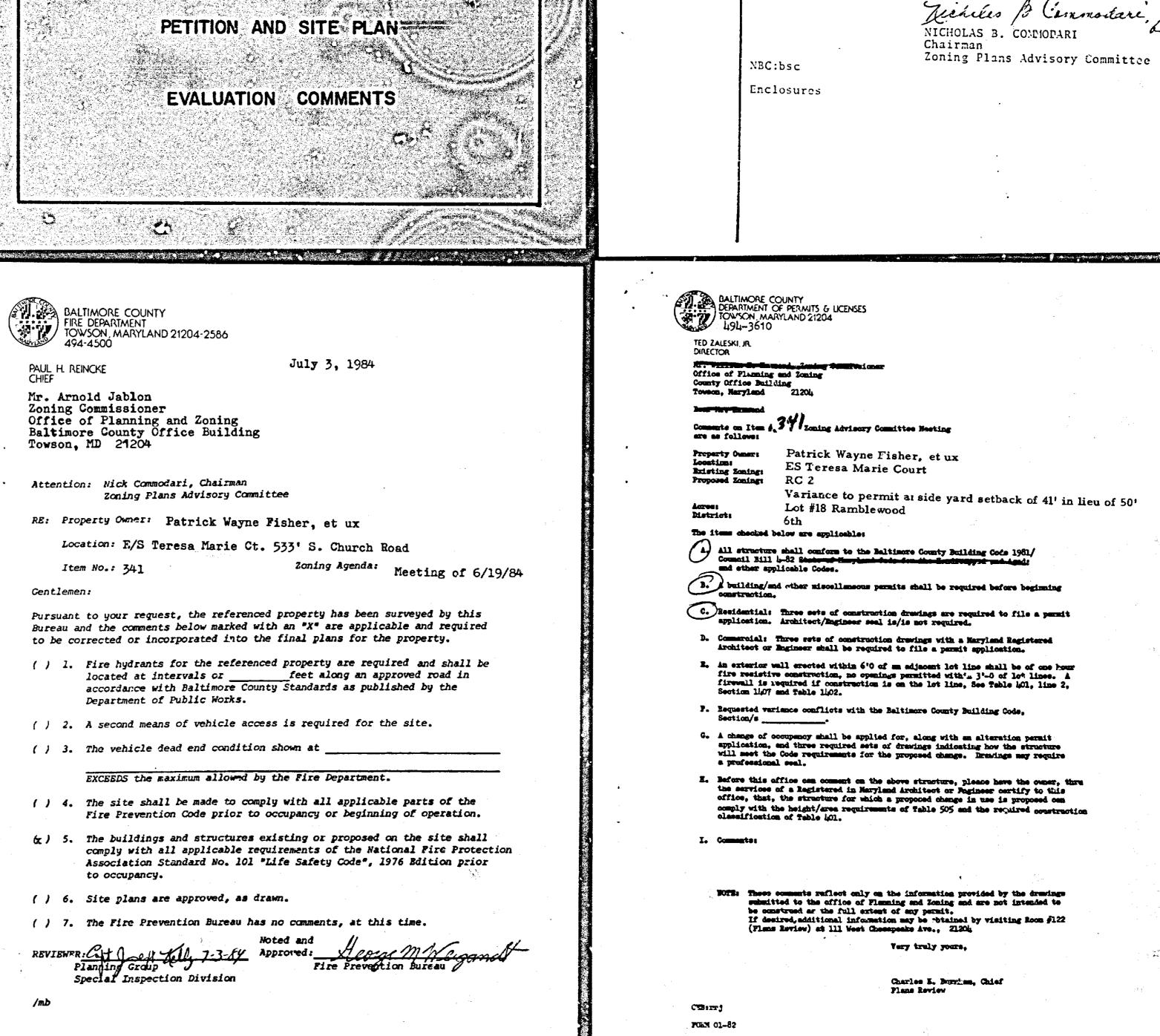
Storm Drain:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner. This office has no further comment in regard to the plan submitted for Zoning

Advisory Committee review in connection with this Item 341 (1983-1984).

Bureau of Public Services

GSB:EAM:FWR:mr



4PR 3 1965

)Additional comments:

 (X) There are no site planning factors requiring comment.
 (A) County Review Group Meeting is required.
 (B) A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
 (C) This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
 (C) A record plat will be required and must be recorded prior to issuance of a building permit.
 (C) The access is not satisfactory. The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.

This property contains soils which are defined as wetlands, and development on these soils is prohibited.

Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.

Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
)The amended Development Plan was approved by the Planning Board)Landscaping should be provided on this site and shown on the plan.
)The property is located in a deficient service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

215

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would xxxxx BALTIMORE COUNTY, MARYLAND result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of DESCRIPTION OF PROPERTY FOR ZONING VARIANCE FOR PATRICK & ADRIENNE FISHER the variance(s) requested with/will not adversely affect the health, safety, and general welfare of INTER-OFFICE CORRESPONDENCE PETITION FOR VARIANCE Beginning at a point on the east side of Teresa Marie Court 533 feet south of Church Road known as Lot #18 of Ramblewood, Section Two as recorded in the land records of Baltimore County in Book No. 40, Folio No. 66. the community, the variance(s) should /should xnot be granted. Arnold Jablon 6th Election District TO Zoning Commissioner Date July 18, 1984 Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ZONING: Petition for Variance day of August 19 84, that the hereinx Petition for Variance(s) to permit side Norman E. Gerber, Director FROM Office of Planning and Zoning LOCATION: East side of Teresa Marie Court, 533 ft. South of yard setbacks of 41 feet instead of the required 50 feet, in accordance with the Zoning Petition Nos. 85-25-A, 85-30-A, 85-33-A, SUBJECT 85-34-A, 85-35-A and 85-36-A Church Road site plan marked Petitioners' Exhibit 1, be and is hereby GRANTED, from and after DATE & TIME: Wednesday, August 1, 1984 at 10:30 A.M. the date of this Order, subject to the following: PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake 1. The Petitioners may apply for their building permit and Avenue, Towson, Maryland There are no comprehensive planning factors requiring comment be granted same upon receipt of this Order; however, on these patitions. Petitioners are hereby made aware that proceeding at The Zoning Commissioner of Baltimore County, by authority of the Zoning Act this time is at their own risk until such time as the and Regulations of Baltimore County, will hold a public hearing: applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, Petition for Variance to permit side yard setbacks of 41 ft. instead and be responsible for returning, said property to its of the required 50 ft. original condition. Office of Planning and Zoning Being the property of Patrick W. Fisher, et ux, as shown on plat plan filed with CERTIFICATE OF FUBLICATION the Zoning Department. NEG/JGH/sf In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, TOWSON, MD., July 12 19.84 entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the THIS IS TO CERTIFY, that the annexed advertisement was hearing set above or made at the hearing. published in THE JEFFERSONIAN, a weekly newspaper printed cc: Mr. & Mrs. Patrick Wayne Fisher People's Counsel BY ORDER OF and published in Towson, Baltimore County; Md., appearing on CER IFICATE OF PUBLICATION ARNOLD JABLON ZONING COMMISSIONER ____July_12_____, 19_84. OF BALTIMORE COUNTY THE JEFFERSONIAN. 10:30 A.M. PUBLIC HEARING: Room 108, County Office Building, 111 W. Cheepeake Avenue, Towers, Maryland THIS IS TO CERTIFY, that the annexed advertisement Publicon for Variance to permit eide yard set-backs of 41 ft. Instead of the required 50 ft. | was published in the TOWSON TIMES, a weekly news-Being the property of Patrick W. Father, et us. as paper distributed in Towson, Baltimore County, Md., shown on plet plan filed with the Zoning Department.

Daper distributed in Towson, Baltimore County, Md., once a week for _______ consecutive weeks, the In the event that the Pettion is granted, a building permit may be issued within the thirty (30) day appear period. The Zoning Commissioner will, however, entertain any request for a stay of the issuence of said permit during this period for good cause shown. Such request must be received in writing by the date at the hearing age above or made at the hearing. \$ 6.00 The TOWSON TIMES Marianne ungelelle Cost of Advertisement: \$ 24.38 85-35-A July 3, 🔘4 PETITIONER'S EXHIBIT Mr. & Mrs. Patrick W. Fisher BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON MARYLAND 21204
494-3353 1420 Peper Avenue BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Baltimore, Maryland 21237 County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 NOTICE OF HEARING Ret Petition for Variance ' ARNOLD JABLON ZONING COMMISSIONER E/S of Teresa Marie Ct., 533' S of Your petition has been received and accepted for filing this 19th day of June , 19g4. Church Road Patrick W. Fisher, et ux - Petitioners Case No. 85-35-A July 27, 1984 TIME: 10:30 A.M. DATE: Wednesday, August 1, 1984 Mr. & Mrs. Patrick W. Fisher 1420 Peper Avenue PLACE: Room 106, County Office Building, 111 West Chesapeake Baltimore, Maryland 21237 Petitioner Patrick Wayne Fisher, et Received by Nicholas B. Commoda;
Petitioner's Scale: 1" Zml. ± Re: Petition for Variance E/S of Teresa Marie Ct. 533' S of Avenue, Towson, Maryland Chairman, Zoning Plans Advisory Committee Church Road Case No. 85-35-A SEWAGE DISPOSAL AREA Dear Mr. & Mrs. Fisher: EXISTING ZONING This is to advise you that \$52.38 is due for advertising and posting 85-35-A of the above property. FORMER ZONING This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing. CERTIFICATE OF POSTING Please make the check payable to Baltimore County, Maryland, and ZONING DEPARTMENT OF BALTIMORE COUNTY remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing. Date of Posting 7-13-89No. 130287 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Petitioner: PATRICK W. FISHER ET OX BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION LDJABLON Location of property: E/S of TERESA MARIE CT. 533'S of CHWRCH.RD g Commissioner MISCELLANEOUS CASH RECEIPT 8-1-84 Location of Signs EAST SIDE OF TERESA MORIE CT. APPROX. 550' South OF CHWECH RD. SIDEYARD SETUCK File tech iten 311 PROPOSED DWELLING RAMBLEWOOD, SECTION TWO
6TH ELECTION DISTRICT
TEALTIMORE, MARYLAND Date of return: 7-21-84 FOR: adm + posting Case 85-35-A 6 097******35001b 8074A Number of Signs: g D44+****523814 #016F VALIDATION OR SIGNATURE OF CASHIER VALIDATION OR SIGNATURE OF CASHIER